

CHAPTER 5: GENERAL LIMITATIONS

SECTION 5.1

DWELLING RESTRICTIONS

- 5.1.1 No basement or cellar, except when used as a portion of the living space of a family home or as an earth sheltered home shall at any time be used as a residence or dwelling unit, temporarily or permanently. No tent, house trailer, camper trailer, camper bus, or accessory building shall at any time be used as a residence or dwelling unit for longer than a six (6) month period.
- 5.1.2 No dwelling unit shall be less than fourteen (14) feet in width at its narrowest side in any district except as provided for in the "A" District and with the granting of a Conditional Use Permit.
- 5.1.3 All dwelling units shall be affixed to a permanent foundation.
- 5.1.4 All manufactured homes shall be subject to and meet the construction, plumbing, electrical, and mechanical standards as prescribed by the State of Minnesota, U.S. Department of Housing and Urban Development, and the American National Standards Institute identified as ANSI A119.1 or the provision of the National Fire Protection association identified as NFPA 01B and any revisions thereto and shall be certified to these standards by a seal affixed to the manufactured home.
- 5.1.5 Dwellings shall not be permitted in areas classified as wetlands, floodplains, peat and muck, and other areas of poor drainage as determined by the official soils map of Dodge County.
- 5.1.6 Dwellings shall not be permitted on land which has a slope of twelve percent (12%) or greater, unless the application for the zoning permit is accompanied by an engineer's report showing adequate footings can be constructed, drainage plans address the prevention of erosion during and after construction, and grading plans have been prepared for the site.
- 5.1.7 No development on land which has a slope of eighteen percent (18%) or greater.

5.1.8 Proposals to construct, alter, or relocate dwellings shall conform to all other applicable regulations of Dodge County.